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File No. ACS2019-PIE-RHU-0019

November 7, 2024



RECEIVED
2024/11/07
(YYYY/MM/DD)
Ontario Heritage Trust

Attn: 

Re: Notice of passage of By-law 2022-329 to designate the former Traders Bank of Canada, 1824 Farwel Street, under Part IV of the *Ontario Heritage Act*

Ottawa City Council, at its meeting held on September 21, 2022 passed the following by-law:

2022-329 A by-law of the City of Ottawa to designate the former Traders Bank of Canada, 1824 Farwel Street to be of cultural heritage value or interest.

Please find enclosed a copy of the by-law, including the Statement of Cultural Heritage Value and Attributes, for the property.

Notice of the passage of By-law 2022-329 was published in the Ottawa Citizen and Le Droit on February 7, 2020, and will be published online at Ottawa.ca/heritagenotices on November 8, 2024.

By-law 2022-329 will be registered on title. A copy of the registered by-law will be served on the Ontario Heritage Trust.

Should you require further information, please contact Ashley Kotarba directly at Ashley.Kotarba@ottawa.ca or 613-580-2424 x 23582.

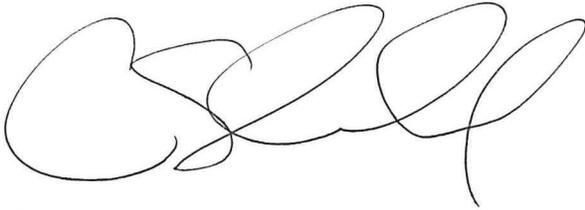
Office of the City Clerk
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Regards,

A handwritten signature in black ink, consisting of several overlapping loops and a long tail stroke extending downwards.

Caitlin Salter MacDonald
City Clerk

cc: Kirsty Walker, Built Heritage Research Coordinator, City of Ottawa (by email to Kirsty.Walker@ottawa.ca)
Ashley Kotarba, Heritage Planner, City of Ottawa (by email to Ashley.Kotarba@ottawa.ca)
Registrar, Ontario Heritage Trust (by email to registrar@heritagetrust.on.ca)

Encl.

BY-LAW NO. 2022 - 329

A by-law of the City of Ottawa to designate the former Traders Bank of Canada, 1824 Farwel Street, to be of cultural heritage value or interest.

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the City of Ottawa has caused to be served upon the owners of the lands and premises known municipally as 1824 Farwel Street (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, notice of intention to designate, published in the *Ottawa Citizen* and *Le Droit* on February 7, 2020, newspapers having a general circulation in the City of Ottawa;

AND WHEREAS on March 3, 2020, a notice of objection to the said proposed designation was served upon the Clerk of the municipality;

AND WHEREAS a pre-hearing meeting was held by the Conservation Review Board;

AND WHEREAS the notice of objection to the said proposed designation was subsequently withdrawn;

AND WHEREAS the statement of cultural heritage value or interest and description of heritage attributes reasons for designation are set out as Schedule "B" hereto;

THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as 1824 Farwel Street, and more particularly described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest.
2. The Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes are set out as Schedule "B" hereto.
3. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry office.
4. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owners of the property described in Schedule "A", and upon the Ontario Heritage Trust, and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Ottawa.

5. The schedules attached hereto and marked Schedule "A" and Schedule "B" form part of this By-law, and all notations, references and other information contained therein shall be as much a part of this By-law as if all the matters and information set forth by the said Schedules were all fully described herein.

ENACTED AND PASSED this 21st day of September, 2022.



DEPUTY CITY CLERK



MAYOR

SCHEDULE "A"

PIN 14553-0138

PT LT 2 S/S JOHN ST PL 17OP CUMBERLAND AS IN N744991; CITY OF OTTAWA

SCHEDULE "B"

Description of Property – 1824 Farwel Street, Vars

1824 Farwel Street is a two-storey building, constructed as a bank, located on the south side of Farwel Street east of Buckland Road and west of Suprenant Walk.

Statement of Cultural Heritage Value or Interest

1824 Farwel Street has architectural value as a good example of a village commercial bank building of the early 20th century. The building was constructed in 1910 by the Traders Bank of Canada and is the only remaining brick commercial building in the village. Architectural features characteristic of the type include its side hall plan, balanced façade featuring large main-floor windows, brick cladding and flat, sloping roof. The Traders Bank of Canada constructed a number of similar detached branch buildings across the province during a period of expansion in the early 20th century.

1824 Farwel Street has historical value for its associations with the Traders Bank of Canada, the Royal Bank of Canada and with the history of Vars as a railway village that prospered in the late 19th and early 20th centuries. The Traders Bank primarily served agricultural communities in southern Ontario, though a few branches were located in villages around Ottawa. Vars developed in the late 19th century around the Canada Atlantic Railway line between Ottawa and Montreal, and, by the time the bank was constructed, was a thriving community with several stores, a hotel, sawmill and cheese factory. The Traders Bank of Canada was acquired by the Royal Bank of Canada in 1912, and the Vars branch operated until the late 1950s. By this time, the cancellation of regular passenger rail service to and from Ottawa, improvements to roads and increasing automobile ownership allowed greater access to shops and services in Ottawa and signaled the decline of the village's commercial centre.

The building's contextual value lies in its location on a secondary commercial street adjacent to the village's main street and reflects the prosperity of the village at the time of its construction.

Description of Heritage Attributes

Key exterior elements that contribute to the heritage value of the former Traders Bank as an early 20th century village commercial building include its:

- Rectangular, side hall plan;
- Red brick cladding;
- Raised foundation;
- Symmetrical fenestration pattern;
- Segmental arch window and door openings with brick voussoirs;
- Wide entry with transom;
- Projecting metal cornice;

- Flat, sloping roof; and
- Concrete porch with iron railings

The interior of the building is not included in this designation.

